

A move-in ready opportunity in a unique campus setting with proximity to prominent institutions and thriving communities.



- | | |
|--|---|
| 1 - Future AFRH-W Redevelopment | 4 - Trinity Washington University |
| 2 - Washington Hospital Center
Children's Hospital
VA Hospital | 5 - The Catholic University
of America |
| 3 - Future McMillan Redevelopment | 6 - Howard University |
| | 7 - Gallaudet University |

SHERMAN BUILDING

Armed Forces Retirement Home
3700 North Capitol Street, NW
Washington, DC 20011

For more information on the redevelopment and lease potential of the Sherman Building at AFRH-W please contact:

Grace Dant
AFRH Corporate Facilities Office
(202) 541-7548
grace.dant@afrh.gov



SHERMAN BUILDING



THE SHERMAN BUILDING

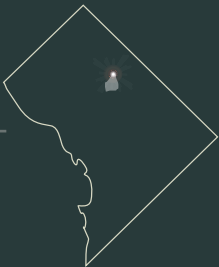
at the Armed Forces Retirement Home in Washington, DC offers developers and tenants a unique redevelopment or lease opportunity within a secure federal campus.

- » Recently renovated and move-in ready.
- » Full or partial lease.
- » Monumental architecture with distinction.
- » Close proximity to universities, hospitals, future development sites, and growing neighborhoods.
- » A unique campus setting with access to public transportation and parking.
- » Controlled access facility.

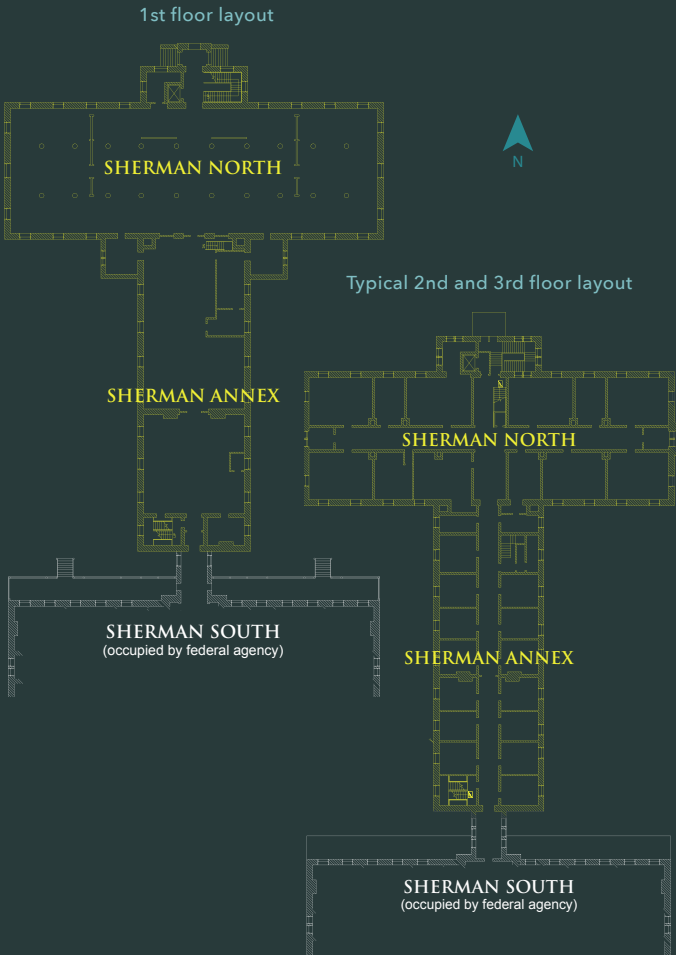
FEATURES

- » Interior location on a secure federal campus
- » Three stories plus full basement
- » Independent building entrance and egress
- » 1st floor: open floor plan
- » 2nd and 3rd floors: double-loaded corridors

DESCRIPTION



CONSTRUCTION	1889
CURRENT USE	Vacant
ORIGINAL USE	Dining hall and dormitory
BUILDING AREA	58,176 ft ² (gross)
OWNERSHIP	Federal
DESIGNATIONS	AFRH-W Historic District



- » Striking marble facade
- » Unique historic interior
- » Generous floor-ceiling heights
- » Abundant natural light



	AREA (FT ²)
» 1st Floor	13,500
» 2nd Floor	13,500
» 3rd Floor	13,500